

# PRIME 4.32 AC MIXED-USE LAND

12325 SW 72nd Street, Miami FL, 33183



**4.32 AC**  
**MIXED-USE LAND**

**FOR SALE | \$8,000,000**

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

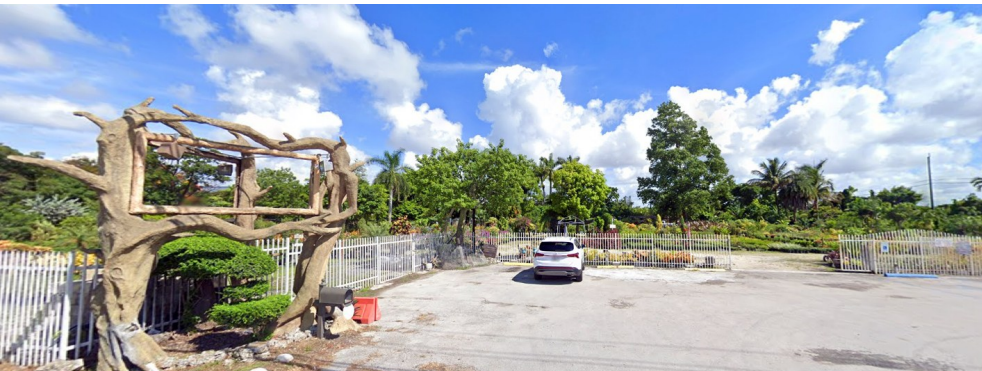


# PROPERTY OVERVIEW

Discover a flexible development site well-positioned along SW 72nd Street in the Kendall Lakes suburb of Miami. Spanning 4.32 acres, this property is currently improved with a plant nursery and vehicle/equipment storage yard, granting immediate functionality while offering exceptional long-term redevelopment potential.

## Site Highlights:

- **Versatile Zoning:** Designated GU - Interim District, which generally permits truck parking and other commercial vehicle storage in addition to a single-family development.
- **Ideal Site Configuration:** Expansive open-air layout suitable for nursery operations, storage, fleet parking, or future adaptive reuse.
- **Excellent Connectivity:** Quick access to Florida's Turnpike and major arterial corridors, facilitating seamless logistics and commuter access.
- **High-Demand Trade Area:** Close proximity to strong retail corridors, residential communities, and employment hubs.



PRICE	\$8,000,000
-------	-------------

LOT SIZE	188,1792 SF
----------	-------------

ACREAGE	4.32 AC
---------	---------

FRONTAGE	+/- 300'
----------	----------

TRAFFIC COUNT	37,500 ADT
---------------	------------

ZONING	GU / Mixed-Use
--------	----------------

LAND USE	General / Agriculture
----------	-----------------------

PARCEL ID	30-4925-000-0691
-----------	------------------

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	14,318	196,490	482,813
2024 Population	13,046	181,504	444,670
2029 Population Projection	12,620	176,127	431,180
Annual Growth 2020-2024	-2.2%	-1.9%	-2.0%
Annual Growth 2024-2029	-0.7%	-0.6%	-0.6%
Median Age	44.8	45.2	44
Bachelor's Degree or Higher	33%	32%	33%
U.S. Armed Forces	5	81	203

Income	1 mile	3 miles	5 miles
Avg Household Income	\$86,792	\$88,217	\$92,875
Median Household Income	\$69,044	\$68,356	\$71,312
< \$25,000	1,063	11,277	25,400
\$25,000 - 50,000	537	11,730	26,905
\$50,000 - 75,000	877	11,218	24,942
\$75,000 - 100,000	487	8,316	19,607
\$100,000 - 125,000	539	6,576	15,687
\$125,000 - 150,000	311	3,894	10,459
\$150,000 - 200,000	322	5,432	12,620
\$200,000+	305	4,143	11,885

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# ZONING INFORMATION

## **Sec. 33-196. - Standards for determining zoning regulations to be applied to GU property.**

(A) *Inside the Urban Development Boundary.* All properties in the GU District, which are inside the Urban Development Boundary, as shown on the Land Use Plan Map of the Comprehensive Development Master Plan, and which have not been previously trended or otherwise approved through the public hearing process for a specific use, shall be subject to the following trend determination process:

(1) If a neighborhood in the GU District is predominantly one classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting the evaluation to separate geographic areas, which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full- and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Section 33-314 of the Code.

(2) If no trend of development has been established in the GU neighborhood, minimum standards of the EU-2 District shall be applied. All lots subject to compliance with the standards of the EU-2 District shall contain a minimum land area of five acres gross, unless a larger minimum lot size is required by the Comprehensive Development Master Plan.

## **Sec. 33-234. - Uses permitted (EU-2)**

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed or structurally altered or maintained in any EU-2 District, which is designed, arranged or intended to be used or occupied for any purpose, unless otherwise herein provided, excepting for one (1) or more of the following uses:

- (1) Every use permitted in EU-1 District, except that the minimum area of land for one (1) family residential use shall be not less than five (5) acres.
- (2) Servant's quarters, as provided in EU-1 District, and in addition an entrance lodge for a gate-keeper's family; provided said lodge is situated not nearer than fifty (50) feet to the property line abutting any public street or highway, and not nearer than three hundred (300) feet to adjoining premises or to a residence other than that owned by the owner of the premises on which

it is situated. Plans for such entrance lodge shall meet the approval of the Director.

(3) A group home shall be permitted in a dwelling unit provided:

(a) That the total number of resident clients on the premises not exceed six (6) in number.

(b) That the operation of the facility be licensed by the State of Florida Department of Health and Rehabilitative Services and that said Department or sponsoring agency promptly notify the Director of said licensure no later than the time of home occupancy.

(c) That the structure used for a group home shall be located at least one thousand (1,000) feet from another existing, unabandoned legally established group home. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.

(4) Reserved.

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)



# BIRD'S EYE VIEW



**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)



# KENDALL LAKES OVERVIEW

## Balanced Suburban Lifestyle + Convenient Access

- Residents enjoy a suburban feel while still being close enough to the conveniences of Miami.
- Easy access to major highways and transportation which helps with commute times if you need to access downtown Miami or other parts of South Florida.

## Strong Local Amenities - Parks, Schools, Retail & Services

- The broader Kendall area features multiple parks and recreational spaces that appeal to families and people seeking outdoor / active lifestyles.
- Good mix of shopping, dining, and convenience amenities nearby, which supports both lifestyle and long-term livability.
- Strong appeal to families and long-term residents thanks to quality schooling options, varied housing types, and a community-oriented environment.

## Real Estate Momentum & Value Upside (2025 Trends)

- The broader Kendall area has recently seen a surge in demand: as of 2025, it remains one of the hottest suburban markets in Miami-Dade County.
- For buyers looking for value relative to more expensive coastal or ultra-luxury neighborhoods, Kendall (and by extension Kendall Lakes) offers a more balanced and realistic price-to-amenity ratio, an attractive entry point for owner-occupiers or investors.
- For developers or investors focused on new construction and modern housing; the rise of new-build activity in Kendall suggests that the area is evolving, potentially increasing land value and demand for redevelopment over time.



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)



# TRADE AREA MAP



**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)